

**ZONING BOARD OF APPEALS  
MEETING AGENDA**

**MONDAY, APRIL 3, 2006  
7:00 PM  
TOWN HALL ANNEX  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #V200602—Juliano's Pools for a variance to the Ellington Zoning Regulations Section 4.8a, PC-Planned Commercial Zone Permitted Uses and Section 6.1, Nonconforming Uses of Land & Structures for a use variance to allow a 20' x 40' inground pool for residential use on property located at 4 Olde Farms Road, APN 063-058-0001.
2. #V200605—Burton & Cynthia McNamar for a variance to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements for a front yard setback from 35 feet to 15 feet for a 10' x 16' addition on property located at 1 Hotel Road, APN 148-033-0000 in a LR Zone.
3. #V200604—William Mandell for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements; Section 5.3g(b)—Additional Yard Requirements; Section 5.2, Footnote 5—Footnotes to Area & Yard Requirements; Section 7.7.5(a)—Location of Parking Facilities for a front yard setback from 100 feet to 79.27 feet and to allow the building at that location although the adjacent commercial building is farther from Windsorville Road (required to have new buildings no closer than adjacent); to allow a 2,244 square foot building (required minimum is 2,500 square feet); to allow lot coverage of 68.3% (required maximum is 60%); and to allow parking within 6 feet of the building (required separation is 20 feet) for construction of a gas station convenient store and associated improvements on property located at 194 Windsorville Road, APN 009-067-0000 in a C Zone.
4. #V200603—Connecticut Parachutists, Inc. for variances to the Ellington Zoning Regulations, Section 7.3e1—Trailer Camps: Sanitary & Sewage Facilities and Section 7.4a2--Storage of Trailers to allow campers without sanitary or sewage facilities and to allow storage of 34' length trailers (20' length maximum permitted) on property located at 360 Somers Road, APN 105-002-0000 in an I Zone.

**IV. UNFINISHED BUSINESS:**

1. Discussion of Interpretation of When a Variance is Required

**V. NEW BUSINESS:**

1. Review of Zoning Regulations for Plan of Conservation & Development Update

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the March 6, 2006 Meeting Minutes
2. Discussion regarding Connecticut Federation of Planning & Zoning Agencies membership dues
3. Correspondence: **NONE**

**VII. ADJOURNMENT:**